

CHAPTER 16

COMMERCIAL AND INDUSTRIAL DISTRICTS

(Amended 6/97, 4/02, 10/03, 04/07)

16.1 NEIGHBORHOOD COMMERCIAL DISTRICT (C-N).

(1) The C-N Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses.

Front or Corner Yard 15 feet.

Interior Side Yard..... None.

If an Interior Side Yard is provided it shall not be less than..... 4 feet.

Rear Yard..... 10 feet.

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height..... 35 feet

16.2 COMMERCIAL SHOPPING DISTRICT (C-S).

(1) The purpose of the C-S Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale. Development in the C-S Commercial Shopping District may be approved only as a planned development in conformance with the provisions of Chapter 12, Planned Unit Developments.

Minimum Lot Size: 60,000 Sq. ft.

Minimum Width at Front or Rear Setback..... 150 feet.

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard..... 30 feet.

Interior Side Yard..... 15 feet.

Rear Yard..... 30 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height..... 45 feet

Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions.

16.3 GENERAL COMMERCIAL DISTRICT (C-G).

(1) The purpose of the G-G General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials.

Minimum Lot Size: 10,000 Sq. feet.

Minimum Width at Front or Rear Setback..... 60 feet.

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard..... 10 feet.

Interior Side Yard..... None.

If an Interior Side Yard is provided it shall not be less than.... 4 feet.

Rear Yard..... 10 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height..... 45 feet

16.4 CENTRAL DEVELOPMENT DISTRICT (C-D). (Amended '97)

(1) The purpose of the C-D Central Development District is to provide high intensity public, quasi-public, commercial, office, and multiple-family uses which may center in harmonious relationships based on planned development for mutual benefit. The district shall only allow those uses that are allowed in the R-M-30, R-M-7, C-N, C-S, C-G and M-D districts by conditional use.

(2) Any parcel larger than one acre at the time of passage of this ordinance may be divided or developed only under a Planned Unit Development (PUD) approval. No new lot smaller than one acre may be created.

(3) All uses within this district are conditional, and every conditional use permit or Planned Unit Development approval shall be based primarily on how the development, as proposed in the application, will contribute to compatibility and mutual private and public benefit from existing, proposed, and potential buildings and uses in the area; the efficient, effective and aesthetic use of land, buildings, landscaping, and amenities; and the improvements to be made in land use; building construction and appearance, traffic safety and control, landscaping and drainage.

Minimum Lot Size: - (Amended '97) Shall be set by the applicable zoning district regulation that allows the use that is intended for the lot.

Minimum Width at Front or Rear Setback..... by approval

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard..... by approval

Interior Side Yard..... by approval

Rear Yard..... by approval

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height..... by approval

16.5 LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT (M-D).

(1) The purpose of the M-D Light Manufacturing and Distribution District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.

Minimum Lot Size: 20,000 Sq. feet.

Minimum Width at Front or Rear Setback..... 80 feet.

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard..... 25 feet.

Interior Side Yard..... 10 feet.

Rear Yard..... 25 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height..... 65 feet

16.6 GENERAL MANUFACTURING DISTRICT (M-G).

(1) The purpose of the M-G General Manufacturing District is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.

Minimum Lot Size: 20,000 Sq. feet.

Minimum Width at Front or Rear Setback..... 80 feet.

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard..... 35 feet.

Interior Side Yard..... 20 feet.

Rear Yard..... 35 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height..... 80 feet.

Except chimneys and smokestacks shall be permitted up to 120 feet in height.

16.7 CODES AND SYMBOLS.

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the

appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code

Table 16.1 USE REGULATIONS.

(Amended 4/02, 10/02, 4/05)

USE	C-N	C-S	C-G	C-D	M-D	M-G
<u>COMMERCIAL.</u>						
Cabinet and Woodworking Mills.	-	-	C	C	P	P
Bakery, Commercial.	-	-	P	C	P	P
Bakery, Retail.	C	P	P	C	-	-
Blacksmith Shop.	-	-	P	C	P	P
Carpet Cleaning	-	-	P	C	P	P
Commercial Laundries, Linen Service and Dry Cleaning.	-	-	P	C	P	P
Convenience store	C	P	P	C	P	P
Diaper Service	-	-	P	C	P	P
Gas Station (sales and/or minor repair)	C	P	P	C	P	P
Greenhouse for Food and Plant Production	-	-	P	C	P	P
Heavy Equipment (Rental)	-	-	-	C	P	P
Heavy Equipment (Sales and Service)	-	-	-	C	P	P
Laboratory; Medical, Dental, Optical	-	-	P	C	-	-
Laboratory; Testing	-	C	P	C	P	P
Mini-Warehouse	-	-	P	C	P	-
Motion Picture Studio	-	P	P	C	-	-
Photofinishing Lab	-	P	P	C	P	P
Plant and Garden Shop, including outdoor retail sales area.	C	C	C	C	-	-
Precision Equipment Repair	-	-	P	C	P	P
Twin Commercial Units	C	C	C	C	C	C
Sign Painting/Fabrication	-	-	P	C	P	P
Welding Shop	-	-	P	C	P	P
Wholesale Distributors	-	-	P	C	P	P
<u>MANUFACTURING.</u>						

USE	C-N	C-S	C-G	C-D	M-D	M-G
Chemical Manufacturing and Storage	-	-	-	-	-	C
Concrete Manufacturing	-	-	-	-	-	P
Drop-Forge Industry	-	-	-	-	-	P
Explosive Manufacturing and Storage	-	-	-	-	-	C
Flammable Liquids or Gases, Heating Fuel Distribution & Storage	-	-	-	-	-	P
Grain Elevator	-	-	-	-	-	P
Bottling Plant	-	-	-	C	P	P
Cabinet Making/Woodworking Mills	-	-	-	C	P	P
Heavy Manufacturing	-	-	-	-	-	P
Incinerator, Medical Waste/Hazardous Waste	-	-	-	-	-	C
Industrial Assembly	-	-	-	C	P	P
Light Manufacturing	-	-	-	C	P	P
Moving and Storage	-	-	-	C	P	P
Paint Manufacturing	-	-	-	-	-	P
Publishing Company	-	-	-	C	P	P
Recycling Collection Station	-	-	-	C	P	P
Recycling Processing Center	-	-	-	C	C	P
Rock, Sand and Gravel Storage and Distribution	-	-	-	-	-	P
Truck Freight Terminal	-	-	-	C	P	P
Sign Painting/Fabrication	-	-	-	C	P	P
Warehousing	-	-	-	C	P	P
<u>OFFICE AND RELATED USES.</u>						
Financial Institution, without drive through facilities	C	P	P	C	P	P
Financial Institution, with drive through facilities	-	P	P	C	P	P
Offices	C	P	P	C	P	P
Veterinary Offices, operating entirely within an enclosed building and keeping animals overnight only for treatment	-	-	P	C	P	-

USE	C-N	C-S	C-G	C-D	M-D	M-G
<u>RETAIL SALES & SERVICES.</u>						
Auction Sales	-	P	P	C	-	-
Automobile Repair, Major	-	P	P	C	P	-
Automobile Repair, Minor	C	P	P	C	P	-
Automobile Sales/Rental and Service	-	P	P	C	-	-
Boat/Recreational Vehicle Sales and Service	-	P	P	C	-	-
Car Wash as accessory use to gas station or convenience store that sells gas	-	P	P	C	P	-
Convenience retail store	C	P	P	C	P	P
Department Stores	-	P	P	C	-	-
Equipment Rental, indoor and outdoor	-	P	P	C	P	-
Furniture Repair Shop	-	P	P	C	P	P
Health and Fitness Facility	-	P	P	C	-	-
Large Truck Rental	-	-	P	C	P	P
Liquor Store	-	C	C	C	-	-
Manufactured Home Sales, Service and Storage	-	-	P	C	P	-
Pawnshop	-	-	P	C	P	-
Restaurants, with drive though facilities	-	P	P	C	P	P
Restaurants, without drive through facilities	C	P	P	C	P	P
Retail Goods Establishments	C	P	P	C	-	-
Retail Services Establishments	C	P	P	C	P	P
Upholstery Shop	-	P	P	C	P	-
<u>RECREATIONAL, CULTURAL & ENTERTAINMENT.</u>						
Amusement Park	-	P	P	C	-	-
Art Gallery	C	P	P	C	-	-
Art Studio	C	P	P	C	-	-
Commercial Indoor Recreation	-	P	P	C	P	-
Commercial Outdoor Recreation	-	P	P	C	P	-

USE	C-N	C-S	C-G	C-D	M-D	M-G
Commercial Video Arcade	-	C	C	C	-	-
Dance Studio	C	P	P	C	-	-
Live Performance Theaters	-	P	P	C	-	-
Miniature Golf	-	P	P	C	P	-
Movie Theaters	-	P	P	C	-	-
Private Club	-	C	C	C	P	-
Sexually Oriented Businesses (Amended 4/05)	-	-	-	-	C	-
Tavern/Lounge/Brew Pub; 5,000 Sq. feet or less in floor area	-	C	P	C	-	-
Tavern/Lounge/Brew Pub; more than 5,000 Sq. feet in floor area	-	C	C	C	-	-
<u>RESIDENTIAL</u>						
Dwelling Unit, (single family)	C	C	C	C	C	C
Multi-Family Dwellings of a density of not greater than 30 dwelling units per acre	-	-	-	C	-	-
Living Quarters for Caretaker or Security Guard (Amended 10/03)	C	C	C	C	C	C
Conditional and permitted uses in the RM-7 zoning district	-	-	-	C	-	-
<u>INSTITUTIONAL</u>						
Adult Day Care Center	C	P	P	C	P	P
Child Day Care Center (a commercial operation, not in a home)	C	P	P	C	P	P
Government Facilities	C	P	P	C	P	P
Hospital	-	-	P	C	-	-
Medical or Dental Clinic	C	P	P	C	P	P
Museum	-	P	P	C	-	-
Music Conservatory	-	P	P	C	-	-
Schools, Professional and Vocational	C	P	P	C	P	P
Schools of higher education, community colleges, off campus facilities	-	-	-	C	C	C
<u>MISCELLANEOUS.</u>						

USE	C-N	C-S	C-G	C-D	M-D	M-G
Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code	C	P	P	C	P	P
Animal Pound (Amended 10/02)	-	-	-	-	-	P
Kennel (Amended 10/02)	C	C	-	C	C	C
Auditorium	-	P	P	C	-	-
Automobile Salvage & Recycling (Indoor)	-	-	-	C	P	P
Automobile Salvage & Recycling (Outdoor)	-	-	-	C	C	P
Boilerworks	-	-	-	-	-	P
Bus Line Terminals	-	-	P	C	P	P
Bus Line Yards and Repair Facilities	-	-	-	C	-	P
Commercial Parking Garage or Lot	-	P	P	C	P	P
Personal Wireless Telecommunication Facilities (Amendment 4/02)	-	C	C	C	-	-
Communication Towers	-	P	P	C	P	P
Communication Towers, exceeding the maximum building height, but not higher than 80 feet.	-	-	C	C	C	C
Contractor's Yard/Office (with outdoor storage)	-	-	P	C	P	P
Crop Production	-	-	P	C	P	P
Display Room; Wholesale	-	-	-	C	P	P
Farmer's Market	-	P	P	C	P	-
Flea Market (indoor)	-	P	P	C	P	-
Flea Market (outdoor)	-	P	P	C	P	-
Funeral Home	-	P	P	C	-	-
Hotel or Motel	-	P	P	C	-	-
Limousine Service	-	C	P	C	P	P
Outdoor Sales and Display	-	P	P	C	P	-
Commercial Storage Units (amended 04-07)	C	-	-	-	-	-

USE	C-N	C-S	C-G	C-D	M-D	M-G
Outdoor Storage	-	-	P	C	P	P
Poultry Farm or Processing Plant	-	-	-	-	-	P
Planned unit developments	C	C	C	C	C	C
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	C	P	P	C	P	P
Public/Private Utility Buildings and Structures	C	C	P	C	P	P
Radio, Television Station	-	C	P	C	P	P
Sewage Treatment Plant	-	-	-	C	C	C
Golf Course	-	C	C	C	C	C
Ambulance Services dispatching, staging and maintenance conducted entirely within an enclosed building	-	P	P	C	P	P
Vehicle Auction Use	-	-	P	C	P	P
Governmental Uses and Facilities	C	C	C	C	C	C
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C	C	C	C	C